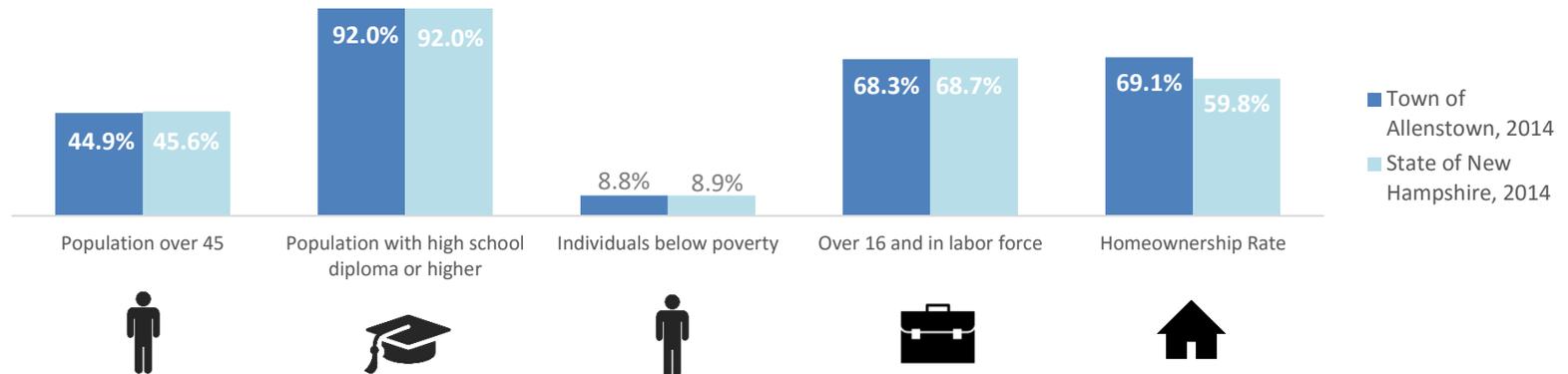


ALLENSTOWN TODAY

Knowing your community requires taking a step back to assess or inventory what we know is happening – what the demographic trends and patterns of development are and what residents perceive as positive influences or challenges going forward. By analyzing data in combination with the public outreach efforts such as the survey and visioning session, the story of Allenstown today emerges and sets the framework for identifying what needs to be addressed now and in the future. There are two main parts to telling the story: where we are today and where we want to be going forward. Once we have an understanding of the present, including data and trend analysis and what we heard from the public outreach efforts, we can look to the future with an understanding of our vision and what we want to accomplish.

KEY COMPARISON AND OVERVIEW



Building the data profile for Allenstown required the use of data from a variety of sources. Census 2010 and American Community Survey (ACS) are the main sources of data for much of the demographic information. Census data is collected every ten years by the US Census Bureau, gathering official counts of population at a variety of geographic levels. The Census now only asks ten questions and a new data source, ACS, supplements Census data by asking questions used to measure social and economic characteristics of the population. The ACS is an ongoing survey that gathers trends from a smaller population sample annually, producing estimates on data originally only available in the decennial census. Smaller geographical areas are collected in three- or five-year samples, with ACS 2010-2014 being the most recent data available. When available, statewide data from the Office of Energy and Planning (OEP) was used for the estimated 2014 population, population projections, and building permit information. Data collected through Allenstown’s Community Survey and the visioning session is also shown throughout the master plan, representing the views of residents. Survey results tallied 30 responses, focusing on a wide range of topics from local infrastructure to rural character.

POPULATION

RECENT TRENDS

New Hampshire

New Hampshire experienced a jump in growth during the 1960s and 1970s, increasing the number of residents statewide by 50% by 2000. As seen by the beginning of the 1980s, New Hampshire is still growing, but at a slower rate. Population estimates for 2014 show NH only increasing 10,500 residents since 2010, a small percentage compared to the 80,000 residents gained between 2000 and 2010. Projected populations continue to show a slower rate of growth, with only an additional 85,000 residents expected between the 2014 estimates and the 2030 projected population. After a percent change of 0.8% between 2010 and 2014, projected values show a percent change of 2.5%, 2.1%, and 1.7% between 2014 and 2020, 2020 and 2025, and 2025 and 2030, respectively.

Merrimack County

Merrimack County's population trends follow a similar path to that of the state. The County began experiencing smaller increases in percent growth during the 1990s, and only gained 1,300 residents between 2010 and 2014. Projected populations also show a slower rate of growth into 2030, with only 9,700 additional residents between the 2014 estimates and the 2030 projected population.

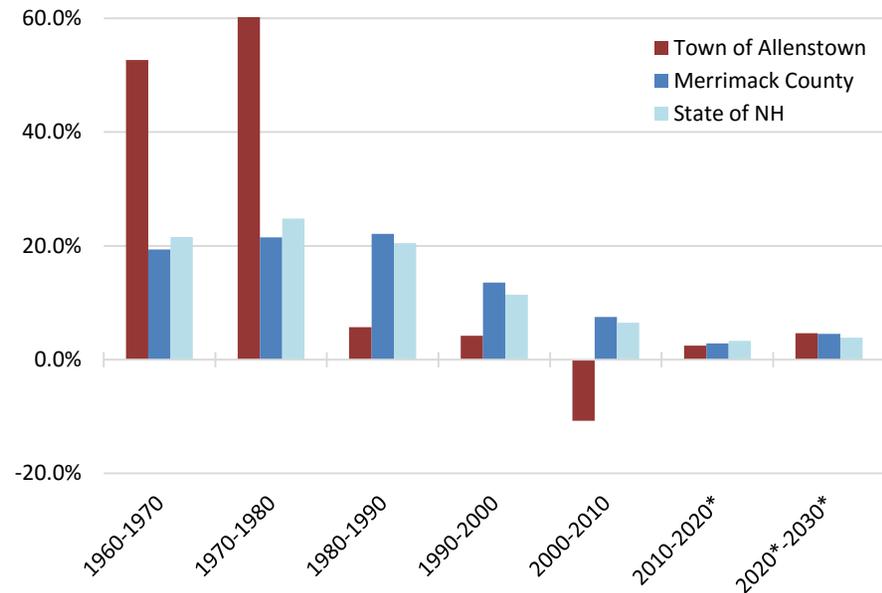
Town of Allenstown

Unlike County and statewide trends, Allenstown experienced substantial growth as a percent change in population from the 1960s through the 1970s, predominantly due to the Town's initial small population. During the 1980s, Allenstown's rate of growth dropped significantly, only gaining approximately 250 residents, a slight increase compared to the jump of nearly 2,600 residents during the previous two decades. Population projections show an increase in growth through 2020 and 2030. Estimates provided by the NH Office of Energy and Planning show an increase of ten residents most recently between 2010 and 2014.

Exhibit 1: Historic and Projected Population Trends

	Town of Allenstown		Merrimack County		New Hampshire	
	Population	% Change	Population	% Change	Population	% Change
1960	1,789	16.2%	67,785	7.6%	606,921	13.8%
1970	2,731	52.7%	80,925	19.4%	737,681	21.5%
1980	4,398	61.0%	98,302	21.5%	920,610	24.8%
1990	4,649	5.7%	120,005	22.1%	1,109,252	20.5%
2000	4,843	4.2%	136,225	13.5%	1,235,786	11.4%
2010	4,322	-10.8%	146,445	7.5%	1,316,256	6.5%
2014*	4,312	-0.2%	147,778	0.9%	1,326,813	0.8%
2020*	4,428	2.7%	150,652	1.9%	1,359,836	2.5%
2025*	4,532	2.3%	154,354	2.5%	1,388,884	2.1%
2030*	4,634	2.3%	157,495	2.0%	1,412,041	1.7%

Exhibit 2: Percent Change in Population, 1970-2030*



Source: U.S. Census Bureau

*NH Office of Energy and Planning Population Estimates 2014 and Population Projections, Fall 2013
Allenstown's population projections NRPC Model

DEMOGRAPHIC DETAILS

NATURAL INCREASE

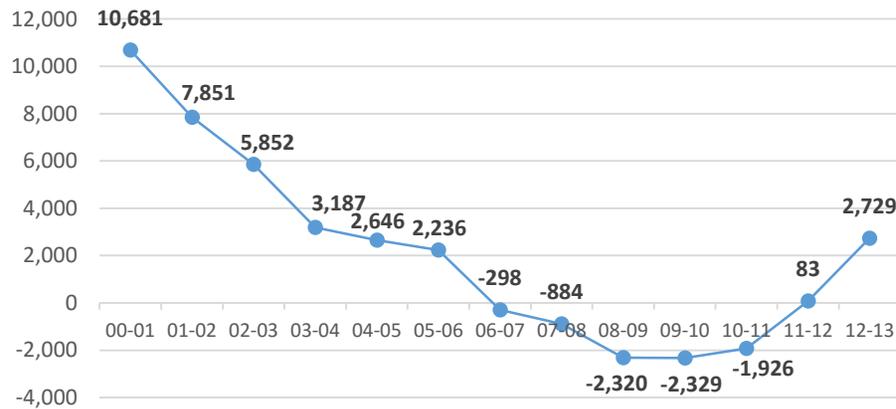
Natural Increase, the difference of births and deaths per year, naturally fluctuates over time. Statewide, natural increase has been declining due to a steady rise in deaths. Allentown began to experience a negative natural increase in the later part of the decade, occurring in 2003 and 2004, and then again in 2007 through 2010.

Exhibit 3: Births and Deaths in Allentown, 2000-2010

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Births	37	35	41	28	30	33	40	36	29	25	29
Deaths	27	31	30	42	48	22	39	46	35	31	31
Natural Increase	10	4	11	-14	-18	11	1	-10	-6	-6	-2

Source: Allentown Annual Reports

Exhibit 4: Net Migration of NH (State to State and Foreign)



MIGRATION

Migration, the difference of people moving in and out of an area, has historically accounted for the increase in statewide population during the 1970s and 1980s. Many moved from Massachusetts, which added to the attainment level of education in the workforce, stimulated the economy, and provided employment opportunities. Recently, migration from Massachusetts has slowed from over 10,000 per year to about 1,500 a year over the past decade.¹ In addition to Massachusetts, new residents also moved into New Hampshire from Florida, Maine, New York, Vermont, and California.

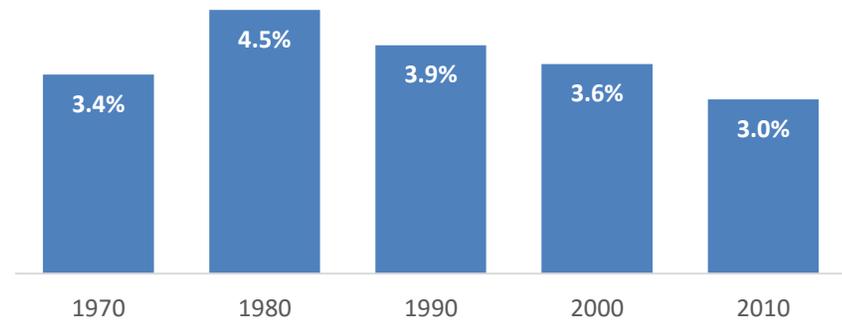
Source: *What is New Hampshire? An Overview of issues shaping the Granite State's Future.* Published by the New Hampshire Center for Public Policy Studies, September 2015.

RELATIVE SHARE OF POPULATION (MERRIMACK COUNTY)

Allentown's relative share has decreased since 1980, with the smallest growth occurring from 2000 to 2010 with 3.0%. The largest relative share occurred in 1980, with 4.5% of Merrimack County.

Overall, Allentown's relative share of **New Hampshire's** population has varied little between 1970 and 2010, with a 0.4% and 0.3% share respectively. Similar to Allentown's share of Merrimack County, the largest increase occurred between 1970 and 1980, caused by the Town's population substantial increase in growth.

Exhibit 5: Allentown's Relative Share of Population, Merrimack County



Source: U.S. Census Bureau and CNHRPC calculations

ALLENSTOWN AND SURROUNDING COMMUNITIES

PAST AND PROJECTED POPULATIONS

Compared to its neighbors, Allenstown was the only community with a decrease in population from 2000 to 2014, as shown in Exhibit 6, with a decrease of over 500 residents. This decrease was also the lowest percent change in population of the abutting communities between 2000 and 2014, with -11.0%. As demonstrated in Exhibit 7, Pembroke experienced the smaller percentage of growth over the time period with 180 new residents, a percent growth of 2.6%. Bow also experienced a lower percent growth with 7.0%, however had a higher increase of 500 residents.

Examining the population projections shown in Exhibit 6, Allenstown is expected to gain over 330 residents in fifteen years (2014-2030), which is one of the higher percent increases expected with 7.5%. Pembroke and Bow are both projected to have the smallest percent growth of the abutting communities between 2014 and 2030, with 3.6% and 3.7%. Deerfield is projected to see the highest percent increase in population with 14.5%. The next highest projected percent increase in population between 2014 and 2030 is estimated at 10.8% in Epsom.

Population Projection Note: the population projections used in the calculation of Allenstown's housing needs was based on one of two scenarios run by the Office of Energy and Planning. The two scenarios, based upon the same county-based projection number, distributed the shares of the population into different ways. The scenario adopted in NHOEP's final projection assumed Allenstown's continued decline in population while the other scenario did not. The adopted projections suggested that Allenstown would have a population of 3,922 in 2015. Based on the fact that subsequent OEP population estimates saw Allenstown with a population 4,326 in 2013 and 4,312 in 2014, CNHRPC used the second population projection from the OEP projections as they were more reasonable with these estimates.

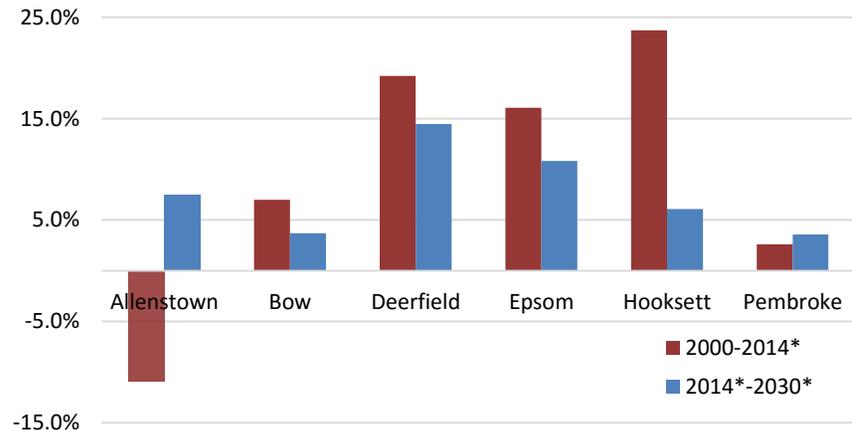
Exhibit 6: Past and Projected Populations for Allenstown and Abutting Communities

	2000	2005	2010	2014*	2020*	2025*	2030*
Allenstown	4,843	5,032	4,322	4,312	4,428	4,532	4,634
Bow	7,138	7,805	7,519	7,638	7,576	7,762	7,920
Deerfield	3,678	4,272	4,280	4,385	4,828	4,935	5,020
Epsom	4,021	4,512	4,566	4,667	4,947	5,069	5,172
Hooksett	11,721	13,240	13,451	14,499	14,713	15,074	15,381
Pembroke	6,897	7,352	7,115	7,077	7,011	7,184	7,330

Source: U.S. Census Bureau and NH Office of Energy and Planning

**2014 Estimate from the NH Office of Energy and Planning

Exhibit 7: Percent Change in Population, 2000-2030*

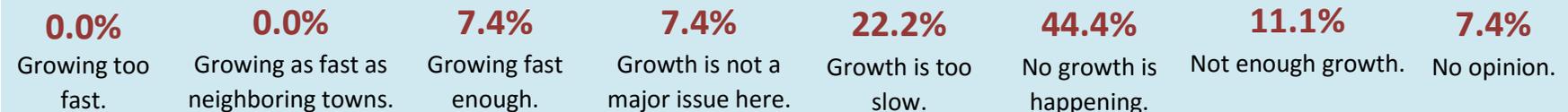


Source: U.S. Census Bureau and NH Office of Energy and Planning

*NH Office of Energy and Planning Population Estimates 2014

WHAT THE COMMUNITY SURVEY SAID...

"In your opinion, which statement best characterizes Allentown's rate of growth?"



AN AGING POPULATION

New Hampshire's population is growing older, and Allenstown is no exception. In the past decade, the number of residents forty-five and over has seen a notable increase, compared to the modest changes in the younger population. New Hampshire, along with much of the U.S., experienced a large increase in births due to the baby boom post-World War II. The baby boom now contributes to a larger adult population as baby boomers start to reach their fifties and sixties. This large age group is also expected to continue to increase as the over sixty-five population grows with aging baby boomers in the next two decades.

Exhibit 8: New Hampshire's Population by Age

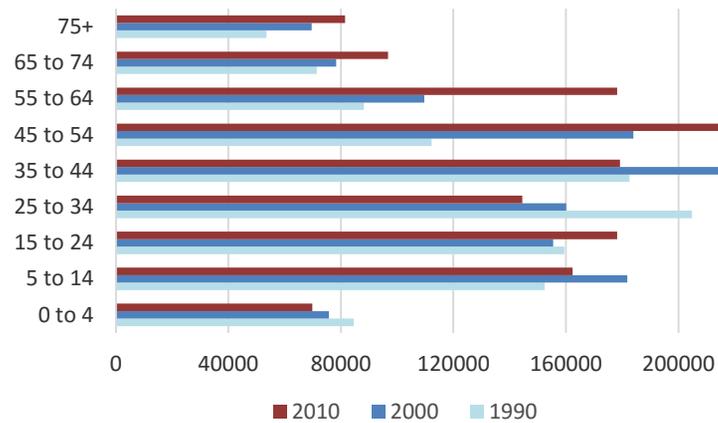
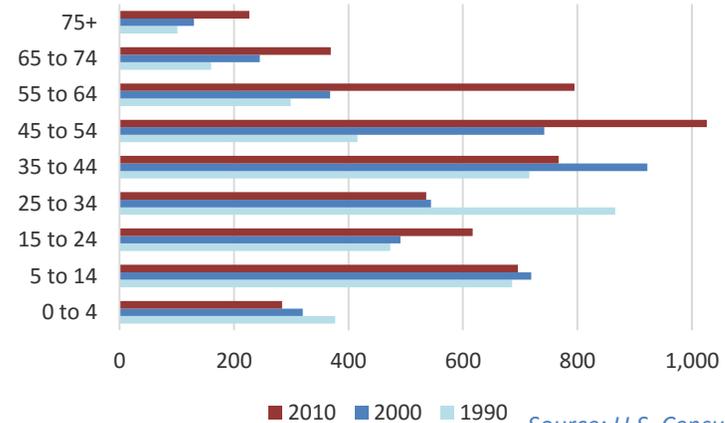


Exhibit 9: Allenstown's Population by Age



Source: U.S. Census Bureau

CHALLENGES DUE TO CHANGING DEMOGRAPHICS

Day-to-day living for an aging population is becoming more of a concern as many retirees are remaining in rural areas to be close to family or to enjoy the scenic and recreation amenities available in the Central New Hampshire Region. Recreational, housing and transportation needs change as the population ages. Providing accessible year-round outdoor and indoor recreation opportunities to older residents as they age in place is important, especially as the pattern of retiring to the South fades.² The demand for smaller houses for downsizing families will likely continue to increase as the average household size continues to decrease statewide. Transportation, and the need of public transportation as the population ages, could be especially problematic for those who must utilize different sources of transportation for everyday needs.

² New Hampshire Demographic Trends in the Twenty-First Century, written by Kenneth M. Johnson. Published by the Carsey Institute at the University of New Hampshire, 2012.

THE WORKFORCE

One of the advantages of having a strong middle aged population is a strong working population, with many in the peak of their careers and earning potential. This also means a large portion of New Hampshire's workforce will be retiring soon, potentially causing a shortfall on qualified workers available to fill their positions.

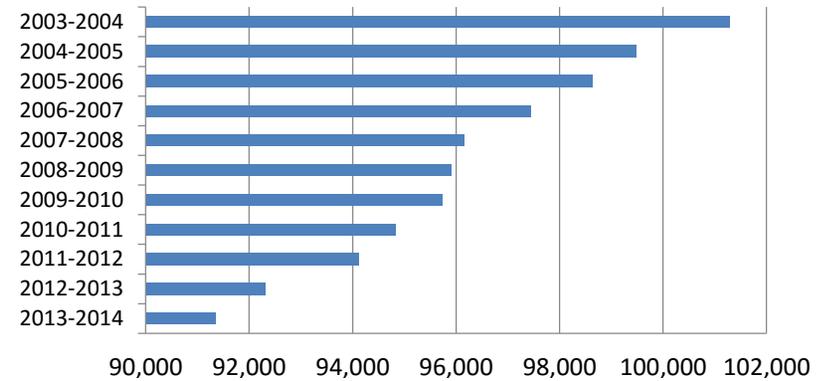
SCHOOL ENROLLMENT

ENROLLMENT TRENDS

In addition to a growing senior population, the trends also show a decrease in elementary school aged children. Statewide, elementary school enrollments have decreased almost ten percent since the 2003-2004 school year, with an enrollment decrease of nearly 10,000 students. This trend is expected to continue, especially as the percent change in population growth slows and the percent of population over 65 increases.

This statewide decrease can be seen in Exhibit 10 to the right.

Exhibit 10: State Elementary School Enrollments



Source: NH Department of Education

ALLENSTOWN SCHOOL SYSTEM

Allenstown School Enrollment of grades kindergarten through eighth has experienced a decline in enrollment, similar to the statewide trend. Allenstown experienced a forty-three percent decrease in enrollment between the fall of 2001 and 2014, of which there had been only two years with increases in enrollment. Larger declines have been consistently occurring over the past few years, due to the drop in school aged children.

Exhibit 11: Allenstown K-8 Percent Change in Enrollment

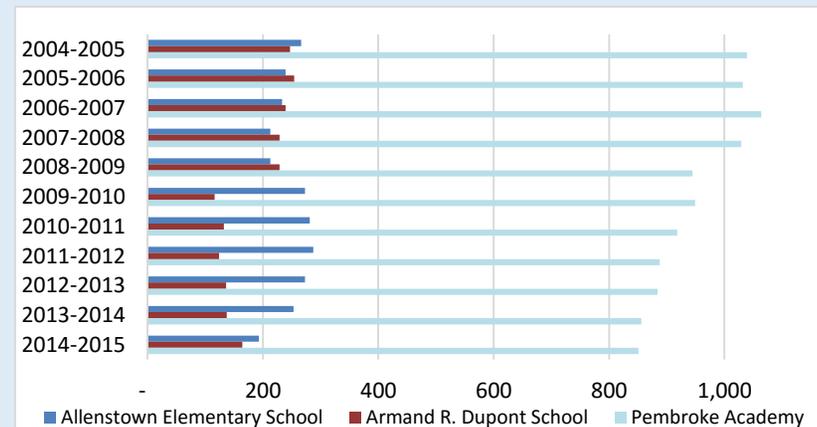
School Year	Percent	School Year	Percent
2005-2006	-3.9%	2010-2011	6.2%
2006-2007	-4.3%	2011-2012	-0.5%
2007-2008	-6.4%	2012-2013	-0.5%
2008-2009	0.0%	2013-2014	-4.6%
2009-2010	-12.0%	2014-2015	-8.5%

Source: NH Department of Education

ALLENSTOWN SCHOOL DISTRICT ENROLLMENT

Pembroke Academy, which also enrolls students from the Towns of Pembroke, Chichester, and Epsom for grades nine through twelve, has had enrollment drop nearly 18% between the fall of 2004 and 2014.

Exhibit 12: Merrimack Valley School District Past Enrollment



Source: NH Department of Education

Note: 5th grade part of Armand R. Dupont School Years 2004, 2005, 2006, 2007, 2008, 2014.

HOUSING

A PLACE TO CALL HOME

Exhibit 13: Allenstown's Average Household Size

Average Household Size	1980	1990	2000	2010
Allenstown	2.5	2.5	2.5	2.39
Central NH Region	-	-	2.61	2.55
New Hampshire	-	-	2.53	2.46

Source: US Census ACS, 2003 Master Plan

POPULATION DENSITY

Allenstown's persons per square mile decreased 9.4% between 2000 and 2010, which was the only community of the surrounding communities that experienced a decrease. The largest percent increase occurred in Deerfield with 18.4% between 2000 and 2010, nearly 28% more than Allenstown.

Exhibit 15: Residential Building Permits

	2010	2011	2012	2013	2014
Allenstown	6	4	2	-3	2
Bow	31	5	19	16	26
Deerfield	19	17	13	14	15
Epsom	18	15	12	14	13
Hooksett	29	43	205	35	4
Pembroke	-1	1	6	2	10

Source: NH Office of Energy and Planning

AVERAGE HOUSEHOLD SIZE

The need for housing statewide and throughout Central New Hampshire can be attributed to modest population growth and decreasing household size. Allenstown's household size has been consistent since 1980, with a decrease to 2.39 in 2010.

Exhibit 14: Persons Per Square Mile

	1970	1980	1990	2000	2010
Allenstown	133	214	226	235	213
Bow	87	141	193	250	269
Deerfield	23	38	60	71	84
Epsom	42	79	104	116	133
Hooksett	150	198	243	316	369
Pembroke	187	213	288	302	312

Sources: Allenstown 2003 Master Plan, US Census

BUILDING PERMITS

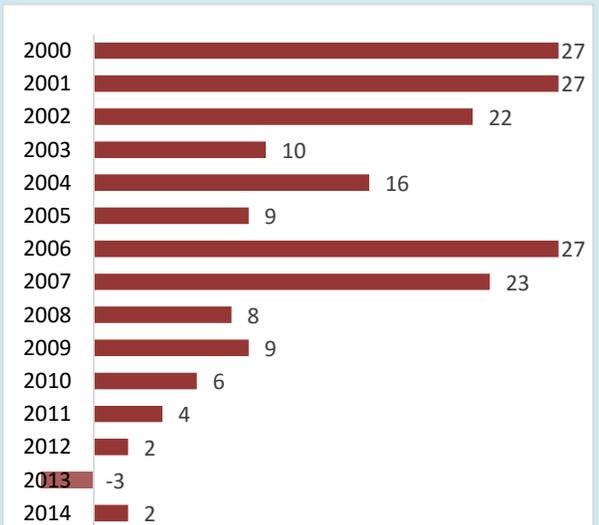
Current building trends continue to point towards slow construction gains. Of the surrounding communities, Allenstown saw the lowest difference in residential building permits with 11 between 2010 and 2014.

Note: values represent the net change of dwellings. Negative values represent a loss of dwelling units.

HOUSING NEEDS FOR AN AGING POPULATION

Much of the aging population is choosing to age in place, instead of retiring south.³ This growing trend is creating a demand for smaller housing units as families downsize and choose to remain in rural and suburban areas. As the number of older adults is predicted to increase over the next two decades, concern of accessibility for the older demographic increases as access to day to day services becomes a challenge. These challenges include mobility issues for needs such as transportation to grocery stores, doctors' offices and recreational resources. Additionally, growing concern for the high cost of living, including housing and taxes in rural and suburban areas, can be challenging for an older population living on a fixed income.

RESIDENTIAL BUILDING PERMITS⁴



³ Ibid

⁴ Building Permits for Town of Allenstown. NH Office of Energy and Planning through NH Housing. Values represent the net change of dwellings. Negative values represent a loss of dwelling units.

EDUCATION ATTAINMENT, INCOME, AND POVERTY LEVEL

EDUCATION ATTAINMENT

As of 2014, 92% of residents in Allenstown have a high school diploma or higher post-secondary education.

Nationally, New Hampshire is well known for having a high percentage of educated residents. Though many New Hampshire natives choose to stay in state, a large percent of the state's education attainment is gained through migrants moving to New Hampshire. In 2010, 36% of residents with a college degree were migrants from out of state while only 24% were born in New Hampshire.

Exhibit 16: Education Attainment for Loudon and Surrounding Communities, 2014

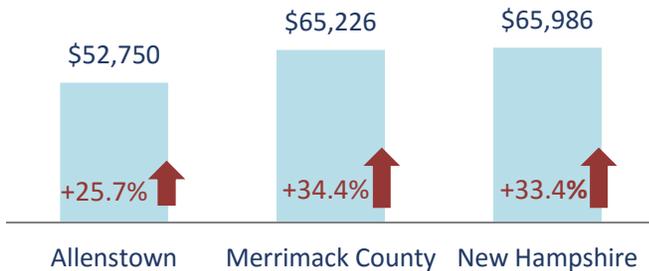
	Population Aged 25+	Less than 9th Grade	9th to 12th (no diploma)	HS Diploma or GED	Some College (no degree)	Associate's Degree	Bachelor's Degree	Graduate Degree
Allenstown	3,074	3.3%	4.7%	50.2%	19.0%	10.1%	8.9%	3.7%
Bow	5,223	0.3%	4.8%	20.2%	14.7%	10.8%	28.5%	20.7%
Deerfield	3,051	1.4%	2.3%	31.9%	18.1%	13.0%	20.8%	12.5%
Epsom	3,554	2.6%	6.2%	35.4%	18.7%	11.8%	18.6%	6.6%
Hooksett	9,320	1.9%	4.2%	28.8%	19.3%	10.6%	25.5%	9.8%
Pembroke	4,782	1.4%	5.8%	32.8%	21.0%	11.4%	17.3%	10.3%

Source: US Census Bureau

NEW HAMPSHIRE'S HOUSEHOLD INCOME

Nationally, New Hampshire ranks among one of the highest in the nation in regard to the state's median income.⁵ In 2014, the United States had an estimated median household income of \$53,482, 23.4% less than New Hampshire's median household income of \$65,986. Within the state, trends point towards higher median household income in the southern portion of the

Exhibit 17: 2014 Median Household Income and Percent Change Since 2000



Source: ACS 2010-2014

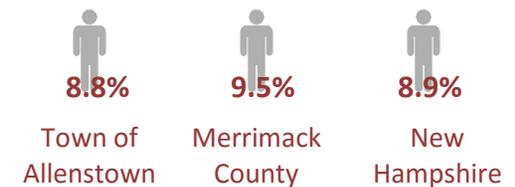
⁵Granite State Future: The Statewide Snapshot, Nashua Regional Planning Commission, June 2015.

state, similar to trends of education attainment and poverty. Allenstown had a median household income of \$52,750 in 2014, which was a 25.7% increase from the median household income reported in 2000. Allenstown's median is lower than Merrimack County, which experienced the third highest median household income in the state in 2014.

POVERTY

Statewide, poverty levels are highest for children, predominantly in the North Country and along the border with Maine. This is most likely caused by lower education and income levels in these areas.

Percent below poverty (2014)



EMPLOYMENT

LABOR FORCE

According to New Hampshire Economic and Labor Market Information Bureau (ELMI), the percent of civilians in the New Hampshire labor force has increased between 2010 and 2014 by 0.4%, with an overall increase in the labor force of nearly 3,000 residents. However, the number of civilians in the labor force has not increased consistently every year, as a decrease of nearly 840 residents occurred between 2013 and 2014. Allenstown’s number of civilians in the labor force has remained relatively steady over the past four years. Between 2010 and 2014, Allenstown lost just 0.4% of its labor force, decreasing 10 people. The Town’s number of employed civilians in the labor force did decrease, however, dropping 1.9% to nearly 2,170 people in 2014.

OCCUPATION AND EMPLOYERS

Within Allenstown’s labor force, 2014 ACS data indicates that 89.4% are employed, which is lower than the state’s employment rate of 93.5%. Of these residents, the majority (30.9%) work within the sales and office occupations field. Other common occupations include production, transportation, and material moving occupations and management, business, science, and arts occupations with 24.6% and 22.6%, as shown in Exhibit 18. It should be noted that the numbers below do not necessarily represent the types of occupations available within the Town of Allenstown, but those occupations of Allenstown residents.

Exhibit 18: Occupations of Employed Allenstown Residents, 2014

	Number Employed, 2014	Percent Employed, 2014
Management, business, science, and arts occupations	492	22.6%
Service occupations	291	13.4%
Sales and office occupations	671	30.9%
Natural resources, construction, and maintenance occupations	187	8.6%
Production, transportation, and material moving occupations	534	24.6%
Total employed persons over 16 years of age	2,175	100.0%

Source: ACS 2010-2014

UNEMPLOYMENT RATE

Compared to its neighbors, Allenstown had the highest unemployment rate in 2014 at 5.4%. Allenstown also had the highest unemployment of all years between 2010 and 2014, with the highest unemployment rate experienced in 2010 with 5.8%.

Pembroke’s unemployment rate has been most similar to Allenstown’s, with the exception of 2014 where Allenstown’s unemployment rate rose to 5.4% and Pembroke’s fell to 4.1%. Bow experienced the lowest unemployment rate all years between 2010 and 2014, while most recently having an unemployment rate of 3.3%.

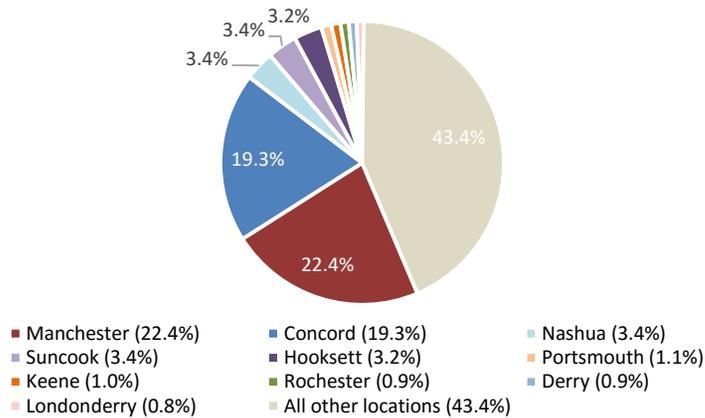
Exhibit 19: Unemployment Rates for Allenstown and Abutting Communities

	2010	2011	2012	2013	2014
Allenstown	5.8%	5.4%	5.5%	5.1%	5.4%
Bow	3.8%	3.9%	4.0%	3.9%	3.3%
Deerfield	5.2%	4.5%	5.0%	4.8%	4.0%
Epsom	5.1%	4.6%	4.7%	4.4%	3.3%
Hooksett	5.3%	4.8%	4.9%	4.3%	3.8%
Pembroke	5.7%	5.3%	5.4%	4.9%	4.1%

Source: NH Economic and Labor Market Bureau

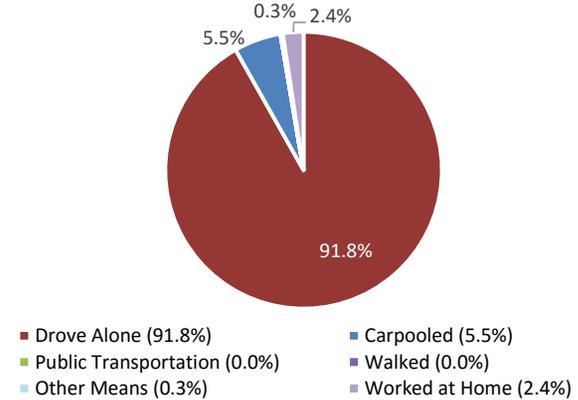
COMMUTING PATTERNS

Exhibit 20: Place of Work



Source: ACS 2009-2013

Exhibit 21: Means of Transportation to Work



Source: ACS 2009-2013

PLACE OF WORK

As shown in Exhibit 20 above, residents of Allenstown work in various locations across the state. The majority of residents work in Manchester and Concord. Residents of Allenstown had a mean travel time to work of 27.6 minutes in 2013, which is just over New Hampshire's mean travel time of 26.3 minutes.

MEANS OF TRANSPORTATION TO WORK

With a mean travel time to work of 27.6 minutes in 2013, the majority (91.8%) of residents drove alone to work. While some carpooling, worked at home, or used other means, none used public transportation or walked. Please refer to the Transportation Chapter for additional information.

COMMUTING PATTERNS OF ALLENSTOWN'S RESIDENTS

According to the American Community Survey (ACS) data for 2013, Allenstown had nearly 2,120 employed residents. The majority of these residents were employed in a community outside of Allenstown, with 1,930 residents commuting to another community and only 71 residents employed in Allenstown. Additionally, only 5.7% of residents work outside of New Hampshire. As shown in Exhibit 20 above, the majority of residents commute to Manchester (22.4%), Concord (19.3%), and Nashua (3.4%). Additionally, an estimated 591 non-residents commute into Allenstown for work, with the majority commuting from Manchester (16.5%), Suncook (9.1%), and Concord (6.8%). Please refer to the Transportation Chapter for additional information.

TOWN TAX RATES

Exhibit 22: Allenstown's Tax Rates, 2010-2015

Year	Municipal Rate per \$1000	County Rate per \$1000	Local Education Rate per \$1000	State Education Rate per \$1000	Total Rate per \$1000
2010	\$7.61	\$2.65	\$14.62	\$2.50	\$27.38
2011	\$7.93	\$2.73	\$16.30	\$2.34	\$29.30
2012	\$9.30	\$2.51	\$10.01	\$2.39	\$24.21
2013	\$10.35	\$2.62	\$16.20	\$2.36	\$31.53
2014	\$11.66	\$3.03	\$16.81	\$2.28	\$33.78
2015	\$11.31	\$3.01	\$16.03	\$2.48	\$32.83

Source: NH Department of Revenue Administration

Exhibit 23: Equalized Tax Rates of Allenstown and Abutting Communities, 2014

Community	Net Valuation	Tax Rate per \$1000	Full Value Tax Rate per \$1000	Local School Tax Rate	State School Tax Rate
Allenstown	\$245,729,936	\$32.83	\$32.37	\$16.03	\$2.48
Bow	\$1,054,318,690	\$28.54	\$27.75	\$16.48	\$2.38
Deerfield	\$561,677,462	\$22.01	\$25.22	\$15.10	\$2.26
Epsom	\$414,878,590	\$23.82	\$23.46	\$13.95	\$2.23
Hooksett	\$1,573,447,531	\$24.72	\$22.20	\$12.94	\$2.51
Pembroke	\$586,793,797	\$28.94	\$29.82	\$16.45	\$2.38

Source: NH Department of Revenue Administration

A review of Allenstown's total tax rates between 2010 and 2015 show that the rate increased from \$27.38 in 2010 to \$32.83 in 2015. That said, the total tax rate decreased from \$29.30 in 2011 to \$24.21 in 2012. The county, state and local rates all saw various fluctuations in their values over the past six years, while the municipal rate consistently increased. Compared to tax rates reported for years previous to 2010, the total tax rate is higher than what was seen in the previous decade, with the exception of 2001 which had a total tax rate of \$29.09.

Equalized valuation, or equalization, is an adjustment of the town's local assessed values, either upward or downward, in order to approximate the full value of the Town's property. This process is due to an imbalance caused by varying local assessment levels. That being said, the full value tax rate is the equalized tax rate for a town.

Compared to its surrounding communities, Allenstown has the lowest net valuation, with a net valuation of \$245,729,936 in 2014. However, Allenstown's equalized tax rate is higher than the average of the abutting communities, with a tax rate of \$32.83 compared to an average of the abutting communities of \$26.81. Allenstown's full value tax rate of \$32.37 is also higher than the average of the abutting communities, with an average of \$26.80.